

Class A Office

625 COURT ST, CLEARWATER, FL 33756

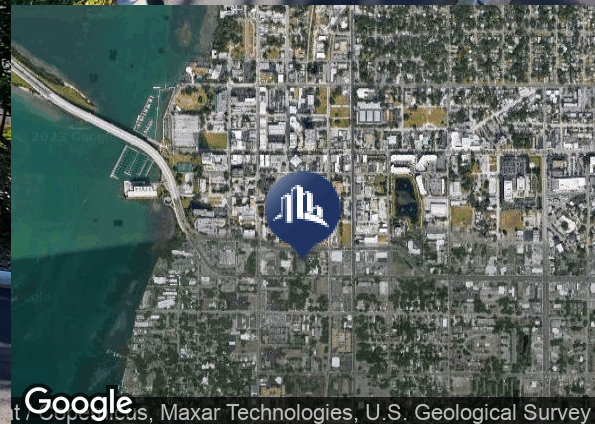
SALE PRICE

\$3,150,000



CALL THERESA TODAY

- Multi Tenant Commercial Building
- Downtown Clearwater
- 25,818/SF - 1.08 acres
- Class A offices - \$122/PSF
- The second floor is fully leased with 10,631/SF available on the first floor
- Two monument signs, one each facing both directions along Court Street and Chestnut Street
- Downtown Clearwater has been established as the primary employment center in northwest Pinellas County. It is also proximate to other municipalities including Palm Harbor, Safety Harbor, Dunedin, and Oldsmar.
- Clearwater is the financial services capital of FL and has a diverse economy and a rapidly growing population.
- PLEASE DO NOT DISTURB TENANT



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE A FT MYERS, FL 33901
239.265.2628
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FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.SperryCGA.com

Class A Office

625 COURT ST, CLEARWATER, FL 33756

FOR SALE

Office Building



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total population	2,051	10,960	24,079
Median age	58.3	46.4	43.3
Median age (Male)	58.1	43.9	40.3
Median age (Female)	61.7	49.0	45.2

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total households	1,557	6,435	12,294
# of persons per HH	1.3	1.7	2.0
Average HH income	\$45,042	\$46,905	\$52,670
Average house value	\$223,436	\$201,630	\$223,923

* Demographic data derived from 2020 ACS - US Census



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